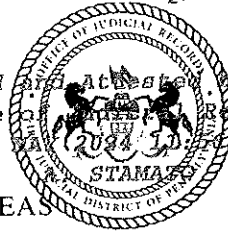


Form C.P. 109

Ejectment  
Quiet Title

Commonwealth of Pennsylvania  
County of Philadelphia

Filed and Attested by the  
Office of the Sheriff, Records  
08 MAY 2024 10:56 am



COURT OF COMMON PLEAS

Kingly Enterprises LLC

vs.

Li Rong Xu and all occupants

March Term, 2022

No. 305

**Writ of Possession**

To the Sheriff of Philadelphia County:

(1) To satisfy the judgment for possession in the above matter you are directed to deliver possession of the following described property to:

Kingly Enterprises LLC

(2) To satisfy the costs against

Li Rong Xu and all occupants

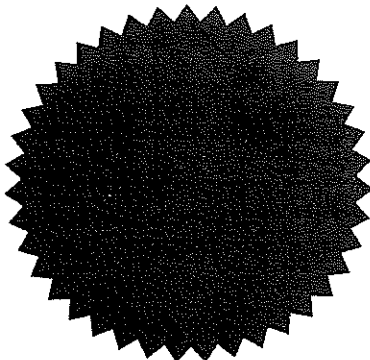
you are

directed to levy upon any property of  
50 South 2nd Street, 1st Floor  
Philadelphia, PA 19106

and sell

their

interest therein.



ERIC FEDER  
Director, Office of Judicial Records

By \_\_\_\_\_ Clerk

Date \_\_\_\_\_



**Court of Common Pleas**

March Term, 20<sup>22</sup>  
No. 305

Kingly Enterprises LLC

vs.

Li Rong Xu and all occupants

WRIT OF POSSESSION

Form C.P. 109

Ejectment  
Quiet Title

Commonwealth of Pennsylvania  
County of Philadelphia

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08/08/2024 11:56 am



COURT OF COMMON PLEAS

Kingly Enterprises LLC

**PREVIEW ONLY**

Li Rong Xu and all occupants

No. 305

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their

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**PREVIEW ONLY**

ERIC FEDER  
Director, Office of Judicial Records

By \_\_\_\_\_  
Clerk

Date \_\_\_\_\_



**COUNTY AND CITY OF PHILADELPHIA  
PHILADELPHIA SHERIFF'S OFFICE  
CIVIL ENFORCEMENT UNIT**



# **NOTICE TO VACATE**

**SHERIFF NUMBER # 24000419**

**50 SOUTH 2ND STREET  
PHILADELPHIA, PA 19106**

**TO: JUDGMENT DEBTOR, MEMBERS OF THE JUDGMENT DEBTOR'S HOUSEHOLD, AND ANY OCCUPANTS  
RESIDING WITH THE JUDGMENT DEBTOR.**

**BY VIRTUE OF A WRIT OF POSSESSION OF REAL PROPERTY, A COPY OF WHICH IS ATTACHED,**

**YOU HAVE 21 DAYS TO VACATE THE PREMISES DESCRIBED IN THE WRIT, FAILURE TO DO SO  
WILL RESULT IN THE IMMEDIATE SCHEDULING OF AN EVICTION.**

**DETECTIVE JOSEPH FARGNOLI PHONE # 215-285-3399**

**CIVIL ENFORCEMENT UNIT / OFFICE # 215-686-3542 / FAX # 215-686-3555**

**100 S. BROAD STREET 5TH FLOOR, PHILADELPHIA, PA 19110**

# SHERIFF'S OFFICE OF PHILADELPHIA COUNTY

ROCHELLE BILAL  
*Sheriff*



Tariq El-Shabazz, Esq.  
*Undersheriff*

David Fallen  
*Inspector*

---

## RETURN OF SERVICE

PLAINTIFF: KINGLY ENTERPRISES LLC  
-VS-  
DEFENDANT: LI RONG XU

COURT CASE NUMBER: 220300305  
COURT: COMMON PLEAS  
SHERIFF NUMBER: 24000419

CATEGORY: WRIT OF POSSESSION

---

### PARTY TO BE SERVED

LI RONG XU  
50 SOUTH 2ND STREET  
PHILADELPHIA, PA 19106

### FINAL SERVICE

SERVICE DATE/TIME: 6/24/2024 @ 9:00 AM  
SERVICE ADDRESS: 50 SOUTH 2ND STREET PHILADELPHIA, PA 19106  
DEPUTY: DETECTIVE JEFFREY HANS  
NOTES: POSSESSION GIVEN TO PLAINTIFF/REPRESENTATIVE, ALL LOCKS CHANGED.

### ATTORNEY / ORIGINATOR

ROBERT E. COLE P.C.  
ATRIUM AT OLDE CITY  
128 CHESTNUT STREET  
SUITE 200C  
PHILADELPHIA, PA 19106

BY:   
DETECTIVE JEFFREY HANS, BADGE # 543

SO ANSWERS,

  
ROCHELLE BILAL, SHERIFF

---

# SHERIFF'S OFFICE OF PHILADELPHIA COUNTY

ROCHELLE BILAL  
*Sheriff*



Tariq El-Shabazz, Esq.  
*Undersheriff*

David Fallen  
*Inspector*

---

## RETURN OF SERVICE

PLAINTIFF: KINGLY ENTERPRISES LLC  
-VS-  
DEFENDANT: LI RONG XU

COURT CASE NUMBER: 220300305  
COURT: COMMON PLEAS

SHERIFF NUMBER: 24000419

CATEGORY: WRIT OF POSSESSION

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5/29/2024

9:32 AM - SERVED THE WRIT OF POSSESSION UPON LI RONG XU, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 50 SOUTH 2ND STREET PHILADELPHIA, PA 19106 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW. SO ANSWERS: DETECTIVE JEFFREY HANS, DEPUTY SHERIFF OF PHILADELPHIA COUNTY, PA.

BY: \_\_\_\_\_  
DETECTIVE JEFFREY HANS, BADGE # 543

SO ANSWERS,

ROCHELLE BILAL, SHERIFF

---

June 27, 2024

29007

# Court of Common Pleas

March Term, 2022  
No. 305

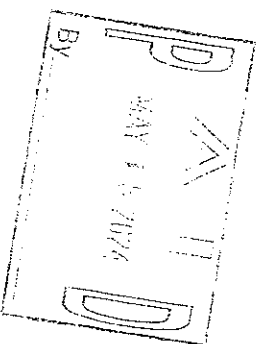
Kingly Enterprises LLC

P.S.

Li Rong Xu and all occupants  
50 South 2nd St, 1st Floor  
Phila PA 19106

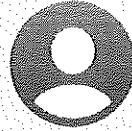
## WRIT OF POSSESSION

ROBERT E. COLE, P.C.  
ATRIUM AT OLDE CITY  
128 CHESTNUT STREET  
SUITE 200C  
PHILADELPHIA, PA 19106  
267 576 9090  
REC@egs9@Sho41.com





12:52



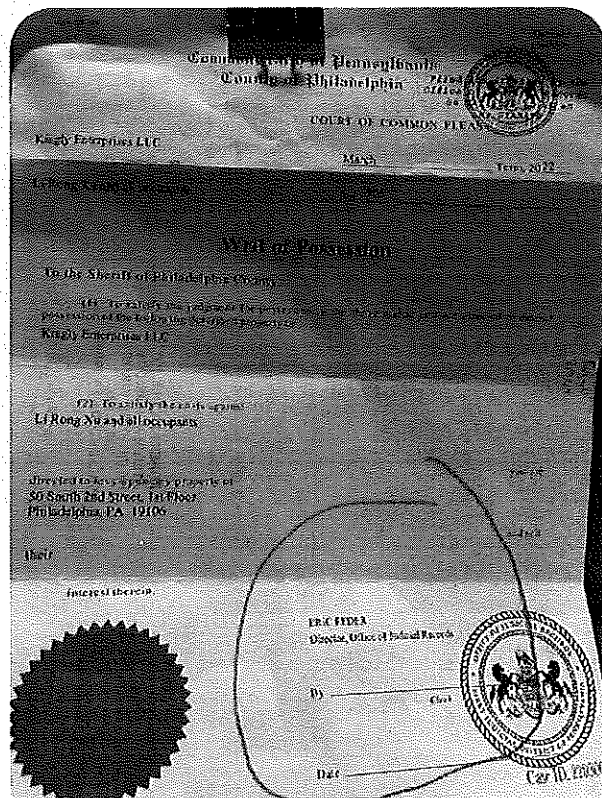
+1 (215) 285-3399 &gt;

短信

6月24日 周一 下午12:18

Today is June 24th. There is no signature on the writ of possession you provided. It is not a qualified writ of possession! You should abide by the rules of law! Documents without signatures are not legal.

my name is LiRong xu

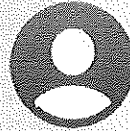


短信





12:52



+1 (215) 285-3399 >

I have informed you on June 24 that this Writ of possession without the signature of the Philadelphia court staff is not in compliance with the law. You must explain and answer this important question to me.

Joseph Fargnoli Please answer my question

Your argument is not with me. It's with the courts that's stamp is real. My name is detective Joseph Fargnoli from Philadelphia sheriff's office please contact my office at 215-686-3542 with any problems

Thank you

The law is strict. The Writ of Possession above clearly states that it needs the signature of the court to be effective and comply with the



短信



7/26/24, 11:25 AM

Civil Docket Report



No Items in Cart LOGIN



Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

**Case Description**

**Case ID:** 220300305  
**Case Caption:** KINGLY ENTERPRISES LLC VS XU  
**Filing Date:** Wednesday, March 02nd, 2022  
**Court:** MUNICIPAL COURT APPEAL  
**Location:** CITY HALL  
**Jury:** JURY  
**Case Type:** MC - LANDLORD/TENANT  
**Status:** JUDGMENT ENTERED ON VERDICT  
**Cross Reference:** MA 2011053581

**Related Cases**

No related cases were found.

**Case Event Schedule**

No case events were found.

**Case motions**

Motion	Assign/Date	Control No	Date/Received	Judge
MOTION TO VACATE FILED	30-MAY-2024	24057549	30-MAY-2024	LEVIN, CRAIG R
MISCELLANEOUS MOTION/PETITION	01-JUL-2024	24067550	06-JUN-2024	LEVIN, CRAIG R
MISCELLANEOUS MOTION/PETITION	01-JUL-2024	24067551	06-JUN-2024	LEVIN, CRAIG R

**Case Parties**

Seq #	Assoc	Expn Date	Type	Name
1		09-JAN-2023	ATTORNEY FOR DEFENDANT	MARSHALL, JON
<b>Address:</b>	7930-32 OXFORD AVENUE PHILADELPHIA PA 19111-2225 (215)725-6600	<b>Aliases:</b>	none	